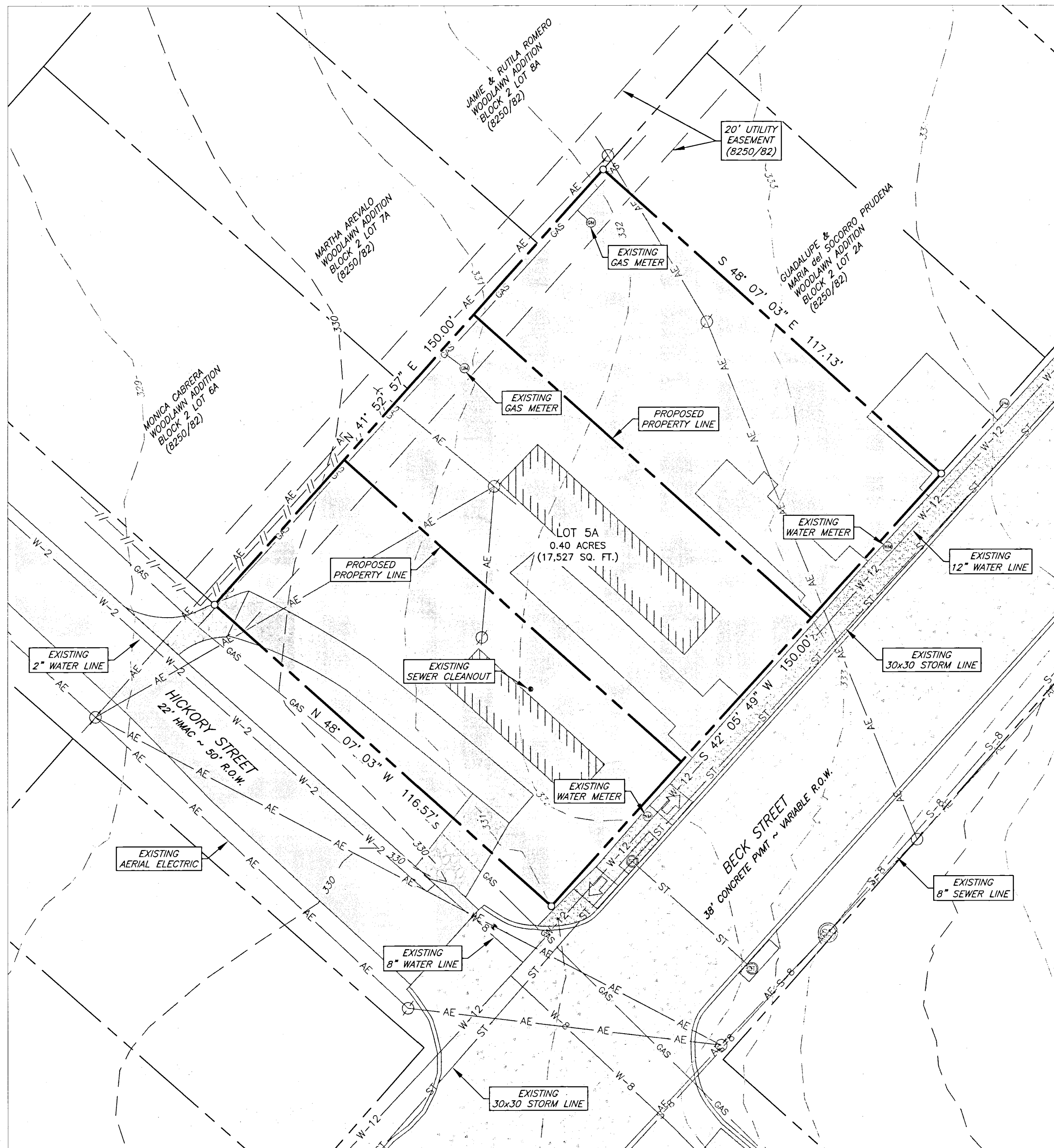


ORIGINAL PLAT



REPLAT



METES AND BOUNDS DESCRIPTION

STATE OF TEXAS  
COUNTY OF BRAZOS

BEING A 0.402 ACRE TRACT OF LAND, BEING A PART OF BLOCK 2 OF WOODLAWN ADDITION TO THE CITY OF BRYAN, RECORDED IN VOLUME 112, PAGE 515 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING ALL OF LOT 5A OF THE REPLAT OF LOTS 1-10, BLOCK 2 OF WOODLAWN ADDITION, RECORDED IN VOLUME 8250, PAGE 82 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.402 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

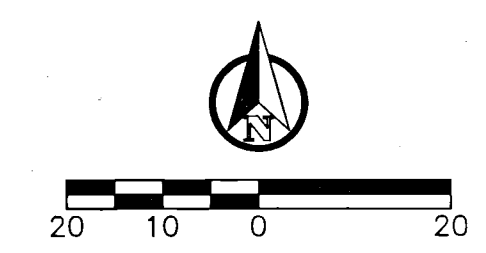
BEGINNING AT AN "X" FOUND IN CONCRETE AT THE EAST CORNER OF THE ABOVE MENTIONED LOT 5A, SAME BEING THE SOUTH CORNER OF LOT 2A, BLOCK 2, LOCATED ON THE NORTHWEST LINE OF BECK STREET, FOR THE EAST CORNER OF THIS;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 5A, COMMON BOUNDARY WITH BECK STREET S 42°05'49" W A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR THE AT THE SOUTH CORNER OF LOT 5A, LOCATED AT THE INTERSECTION OF THE NORTHWEST LINE OF BECK STREET AND THE NORTHEAST LINE OF HICKORY STREET, FOR THE SOUTH CORNER OF THIS;

THENCE ALONG THE SOUTHWEST LINE OF LOT 5A, COMMON BOUNDARY WITH HICKORY STREET N 48°07'03" W A DISTANCE OF 116.57 FEET TO A NAIL SET IN CONCRETE AT THE WEST CORNER OF SAID LOT 5A, SAME BEING THE SOUTH CORNER OF LOT 6A, BLOCK 2, FOR THE WEST CORNER OF THIS;

THENCE ALONG THE NORTHWEST LINE OF LOT 5A, COMMON BOUNDARY WITH LOT 6A, LOT 7A AND LOT 8A, N 41°52'57" E A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTH CORNER OF LOT 5A, SAME BEING THE WEST CORNER OF SAID LOT 2A, FOR THE NORTH CORNER OF THIS;

THENCE ALONG THE NORTHEAST LINE OF SAID LOT 5A, COMMON BOUNDARY WITH LOT 2A, S 48°07'03" E A DISTANCE OF 117.13 FEET TO THE POINT OF BEGINNING.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Jamie Ramero, owner of the 0.40 acre tract shown on this plat, being Woodlawn Addition Block 2 Lot 5A as conveyed in the Deeds Records of Brazos County in Volume 8250, Page 82, and designated herein as Woodlawn Addition, Block 2 Lots 3R, 4R, & 5A-R, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

*J. R. Jamie Ramero*  
Jamie Ramero

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

*T. Tumlinson*  
Tyler Tumlinson, R.P.L.S. No. 6410

APPROVAL OF THE CITY PLANNER

I, *Martin Zimmerman*, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 14<sup>th</sup> day of August, 2019.

*M. Zimmerman*  
City Planner  
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Bobby Gutierrez*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 14<sup>th</sup> day of August, 2019, and same was duly approved on the 14<sup>th</sup> day of August, 2019, by said Commission.

*B. Gutierrez*  
Chair, Planning & Zoning Commission  
Bryan, Texas

APPROVAL OF CITY ENGINEER

I, *W. Williams*, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 14<sup>th</sup> day of August, 2019.

*W. Williams*  
City Engineer  
Bryan, Texas

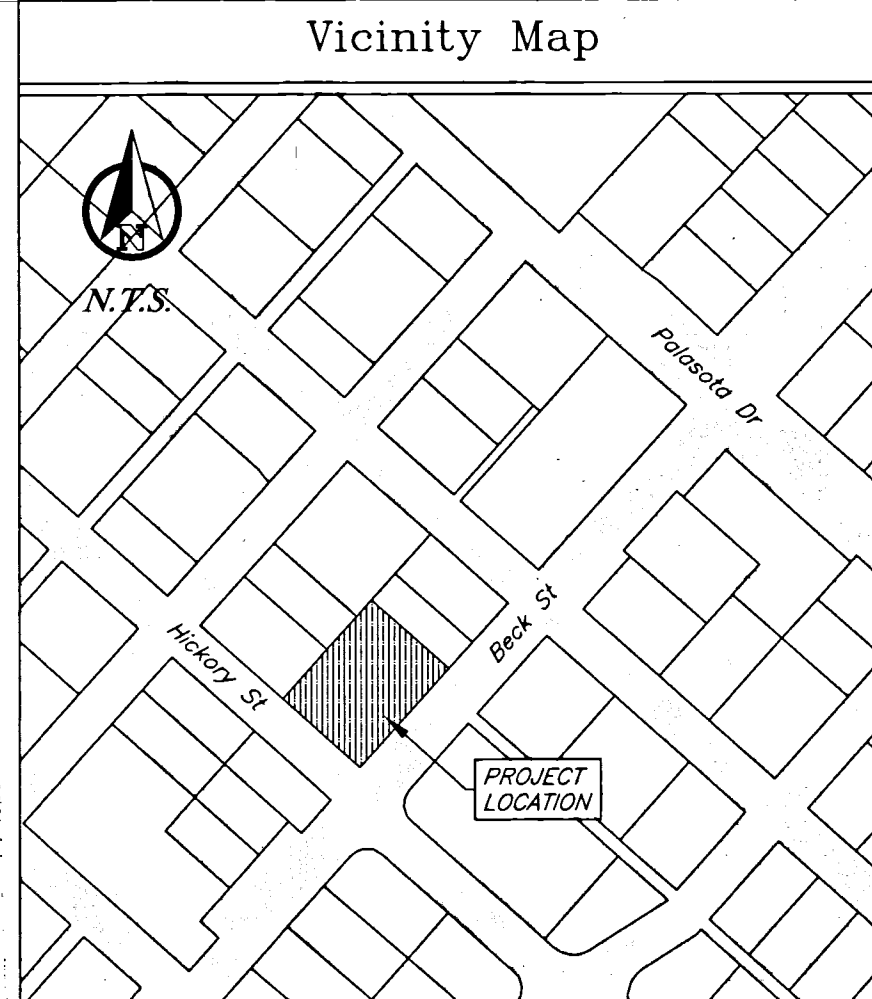
CERTIFICATION OF THE COUNTY CLERK

STAT  
COU

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 9/9/2019 11:29:52 AM  
in the PLAT Records  
of the County of Brazos, Texas  
Doc Number: 2019-1372079  
Volume - Page: 15583-219  
Number of Pages: 1  
Off: Amount: 73.00  
Order#: 20190909000042  
By: AM

*Karen McQueen*  
County Clerk  
Brazos County, Texas

Vicinity Map



General Notes:

- Coordinates and bearing system shown herein are NAD83 (Texas state plane central zone grid north) based on the published coordinates of the city of Bryan Control Monument GPS-125 (Y:10242307.294, X:3545959.049) and as established by GPS observation.
- This property is currently zoned (RD-5), Residential 5000 District.
- Iron rod will be set at all angle points and lot corners, unless stated otherwise.
- These lots are not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas. Map No. 48041C0195E, effective July 7, 2014.
- Setbacks shall be in accordance with City of Bryan Ordinances.
- All utilities shown hereon are approximate locations.
- The topography shown is based on City of Bryan GIS Data.
- A variable width right-of-way dedication of 0.028 acres for Beck Street was provided by separate instrument October 19, 2005, Volume 6985, Page 30.

Final Plat

Woodlawn Addition  
Block 2 Lots 3R, 4R, & 5A-R

Being a Replat of 0.40 Acres of  
Woodlawn Addition Block 2 Lot 5A  
Bryan, Brazos County, Texas

August 2019

Owner  
Jamie Ramero  
704 Eagle Pass  
Bryan, TX 77802

Surveyor:  
Tumlinson Land Surveying  
1015 Holt Street  
College Station, Texas 77840  
954-931-6707

Engineer:  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TDEPE F-9951